

AGENDA

COMMITTEE ON JOINT SCHOOL BUILDINGS

May 11, 2005

**School Cmte. Members Herbert,
Beaudry, Cote, Ouellette, Kelley
Aldermen Roy, Porter, DeVries,
Garrity, Thibault**

6:00 PM

**Aldermanic Chambers
City Hall (3rd Floor)**

1. Chairman Herbert calls the meeting to order.
2. The Clerk calls the roll.
3. Ratify and confirm poll conducted between April 27-29, 2005 approving Highway proceed with a proposal by Lavallee/Brensinger to provide architectural and structural plans of Highland and Parker Varney Schools at an approximate cost of \$155,000.00.
(School Cmte. Members Herbert, Beaudry, Cote, Kelley and Aldermen Roy, DeVries, Garrity and Thibault voted yea. School Cmte. Member Ouellette and Alderman Porter unavailable.)
A motion is in order to ratify and confirm the poll conducted.
4. Communication from Jack McIntyre, Charles P. Blouin, Inc., relative to the procurement and installation of two (2) replacement boilers at Memorial High School.
Ladies and Gentlemen, what is your pleasure?
5. Discussion relative to the estimate for the design/construction of demising partitions for Beech Street Elementary School.
Ladies and Gentlemen, what is your pleasure?
6. Alternatives for painting the Central High School gymnasium.
Ladies and Gentlemen, what is your pleasure?
7. If there is no further business, a motion is in order to adjourn.

3

Highway Hard on +
Committee on Gt. Schools
4/26/05



April 19, 2005
Date

2326.42; #025
Proposal Number

**Lavallee/Brensinger P.A.
Manchester Public Schools Project
Additional Services Authorization Form**

As provided for in the primary Agreement between, Lavallee/ Brensinger P.A. and Gilbane Properties
Dated; April 28, 2003.

For the Project: Design and Construction of City wide Schools Renovations and Additions Programs.

Authorization is being requested (check one):

- ☒ To proceed with Additional Services.
☐ To proceed with revisal scope of Basic Services.
☐ To incur reimbursable expenses.
☐ Other:

The scope of which is described as follows:

Highland Goffs Falls & Parker-Varney Elementary Schools- RFC: Classroom Renovations;

Provide Project Architectural and Structural design phase, construction phase, and record documents
services for the Project scope as identified on the attached document from DMJM; "Bulletins #00004 &
#00005", dated 11/19/04. Both schools shall be designed and constructed together as one project.

☐ Compensation will be on an **Hourly Fee plus Reimbursables** basis, as provided for in the primary
agreement.

☒ Compensation will be a **Fixed Fee plus Reimbursables**.

\$131,300 (per Gilbane request, \$78,370 fee for the first phase development of pricing thru 50%
construction documents & \$52,930 to complete project services listed above)

The following parties agree to the above terms:

Lavallee/ Brensinger P.A.

Gilbane Properties

By: Dale E. Doller

By: _____

Print Name: Dale E Doller

Print Name: _____

Title: Project Manager

Title: _____

Date: _____

Date: _____

222 South Jewett Street
Manchester, NH 03103

Phone: 603.644.0410

TITLE: RFC: Classroom Renovation

DATE: 11/19/2004

PROJECT: 390 Parker-Varney Elementary School

JOB:

TO: Attn: Ken Cornwell
Gilbane Building Company
220 South Jewett St.
Manchester, NH 03103
Phone: (603)644-3313 Fax: (603) 644-3315

STARTED:
COMPLETED:
REQUIRED:

Renovations include the installation of demising partitions to for the conversion of existing open classroom areas at each end of the building into 4 sets of 4 individual classrooms (16 total); and the installation of permanent demising partitions in place of existing accordion-type partitions in the balance of classrooms else where in the building (10 total).

Provide a new stairway at each end of the building to ensure proper access and egress from these areas. Stairway can be interior or exterior of the existing building footprint whichever is most cost effective. Stairway to be metal pan with new raised disk rubber flooring at stairs and landings.

On the second floor, a new demising partition will be installed to separate the library from the open corridor. Shelving capable of accommodating existing program requirements shall also be provided.

Wall construction shall be 20 gauge steel stud and reinforced GWB. Ceilings shall be an acoustic panel and suspended grid system. Floor finishes shall be carpet (library), and vinyl composition tile in classrooms and at "wet areas"; vinyl base throughout; walls shall be painted. Lighting will be provided by lay-in recessed fluorescent lighting fixtures providing at minimum 50FC at desk top.

Ensure a minimum of new duplex receptacles every 10 lineal feet of wall, with a minimum of two per wall within each classroom and in library.

Television and building communication systems including telephone systems, intercom systems, clocks, timing devices and data networking, as presently installed in the building, shall be extended to each of the individual classrooms and library (if necessary). Modify existing systems as necessary to accommodate additional capacity. A minimum of two data communication outlets shall be extended to each of the classrooms with separate runs.

Modify HVAC system as required to accommodate new classroom and library configuration.

PAGE 1 OF 2

RECEIVED

NOV 22 2004

**GILBANE JOB
NO. 3387**

222 South Jewett Street
Manchester, NH 03103

Phone: 603.644.0410

All new work installed shall be fully compliant to all applicable codes relative to required partition ratings, smoke separations, window openings for rescue, etc. Consult and confirm in writing with the appropriate authorities having jurisdiction to insure full code compliance.

Provide site work necessary to execute construction and accommodate new access/egress points for new stairways including final grading and finishing, walkways, (retaining walls, drainage, etc.) as required.

Please refer to the attached diagram for conceptual scope outline. This diagram is for reference purposes only and is not intended to be a design solution.

cc Tim Clougherty, Bill Sanders

PAGE 2 OF 2

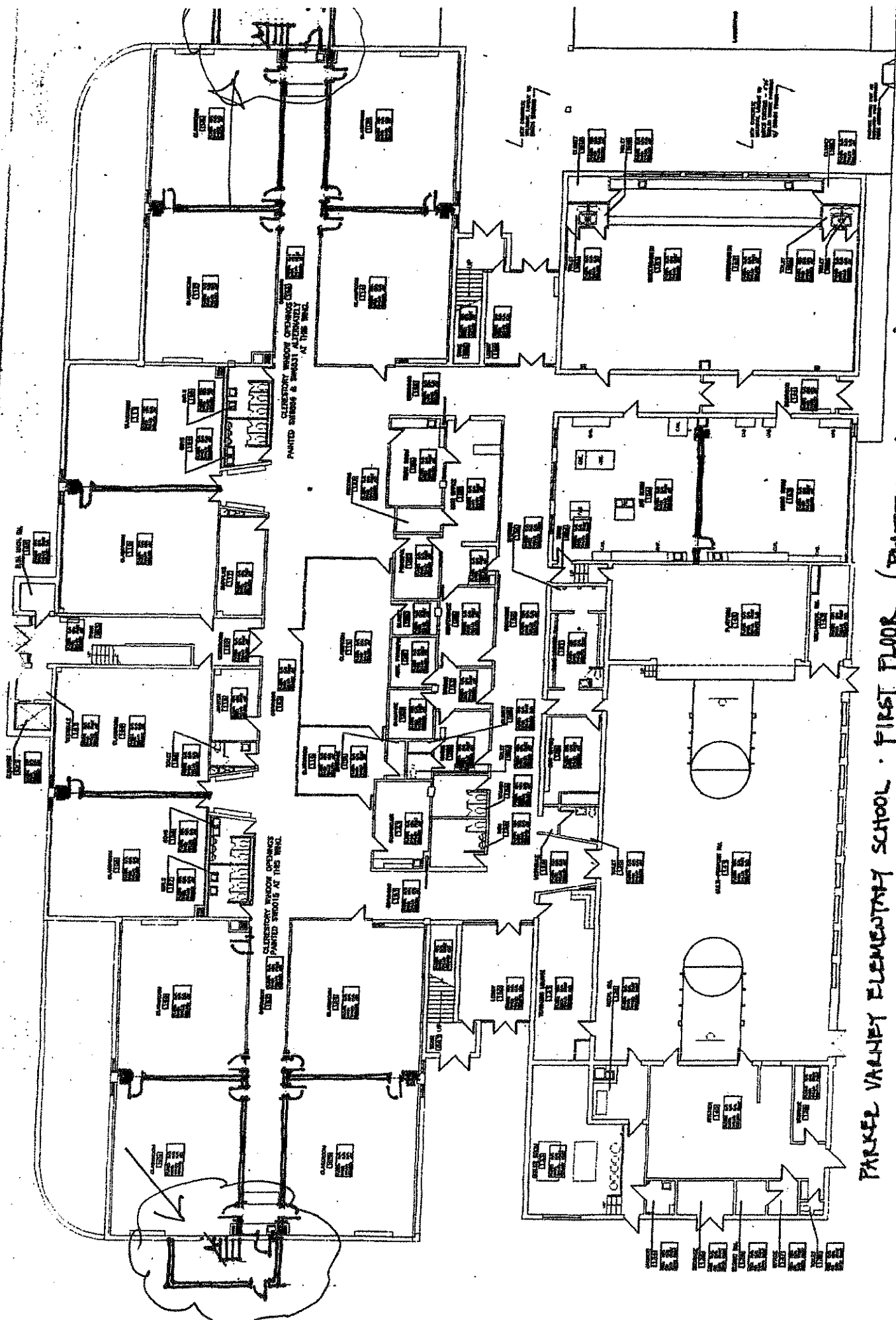
Reported By: DMJM

Signed

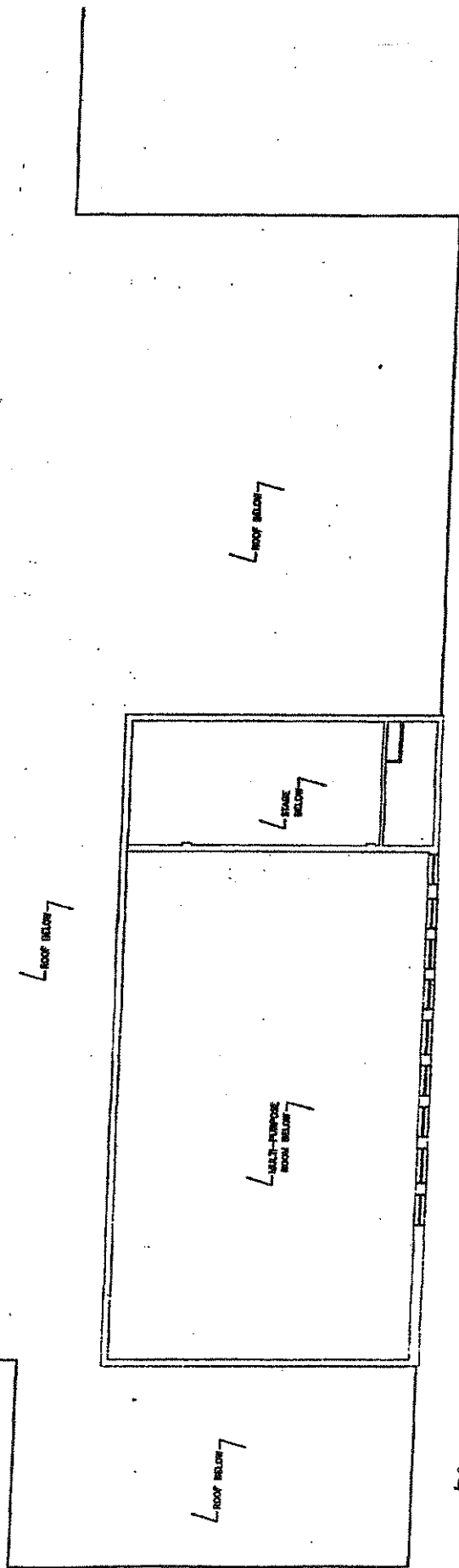
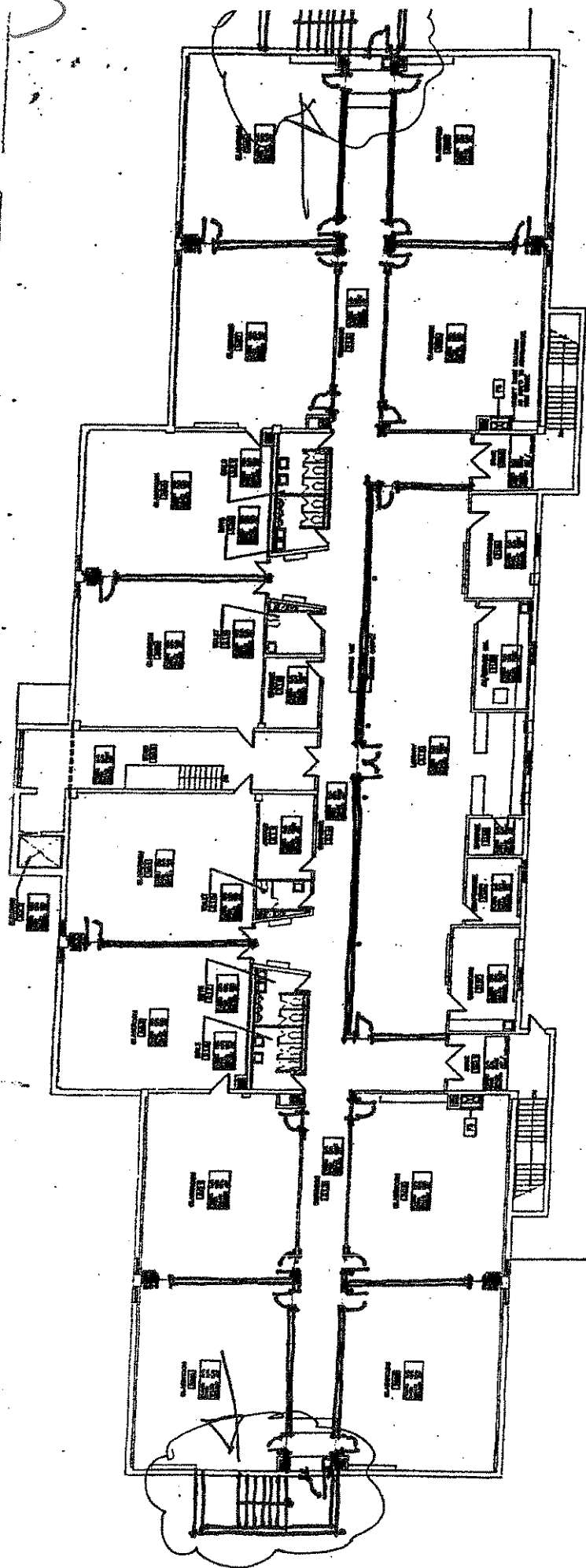

Allan Jefferson

Date:

11/19/04



PARKER VALLEY ELEMENTARY SCHOOL - FIRST FLOOR (PARTITION DIAGRAM)



PARKER VILLAGE ELEMENTARY SCHOOL - SECOND FLOOR (TRACTION DIAGRAM)

222 South Jewett Street
Manchester, NH 03103

Phone: 603.644.0410

TITLE: RFC: Classroom Renovation

DATE: 11/19/2004

PROJECT: 420 Highland Goffs Falls Elementary

JOB:

TO: Attn: Ken Cornwell
Gilbane Building Company
220 South Jewett St.
Manchester, NH 03103
Phone: (603)644-3313 Fax: (603) 644-3315

STARTED:
COMPLETED:
REQUIRED:

Renovations include the installation of demising partitions to for the conversion of existing open classroom areas at each end of the building into 4 sets of 4 individual classrooms (16 total); and the installation of permanent demising partitions in place of existing accordion-type and temporary partitions in the balance of classrooms else where in the building (12 total).

Provide a new stairway at each end of the building to ensure proper access and egress from these areas. Stairway can be interior or exterior of the existing building footprint whichever is most cost effective. Stairway to be metal pan with new raised disk rubber flooring at stairs and landings.

On the second floor, a new demising partition will be installed to separate the library from the open corridor. Shelving capable of accommodating existing program requirements shall also be provided.

Wall construction shall be 20 gauge steel stud and reinforced GWB. Ceilings shall be an acoustic panel and suspended grid system. Floor finishes shall be carpet (library), and vinyl composition tile in classrooms and at "wet areas"; vinyl base throughout; walls shall be painted. Lighting will be provided by lay-in recessed fluorescent lighting fixtures providing at minimum 50FC at desk top. Each classroom shall be equipped with a minimum of 16 lf of marker board, 12 lf of tack board and a projection screen.

Ensure a minimum of new duplex receptacles every 10 lineal feet of wall, with a minimum of two per wall within each classroom and in library.

Television and building communication systems including telephone systems, intercom systems, clocks, timing devices and data networking, as presently installed in the building, shall be extended to each of the individual classrooms and library (if necessary). Modify existing systems as necessary to accommodate additional capacity. A minimum to two data communication outlets shall be extended to each of the classrooms with separate runs.

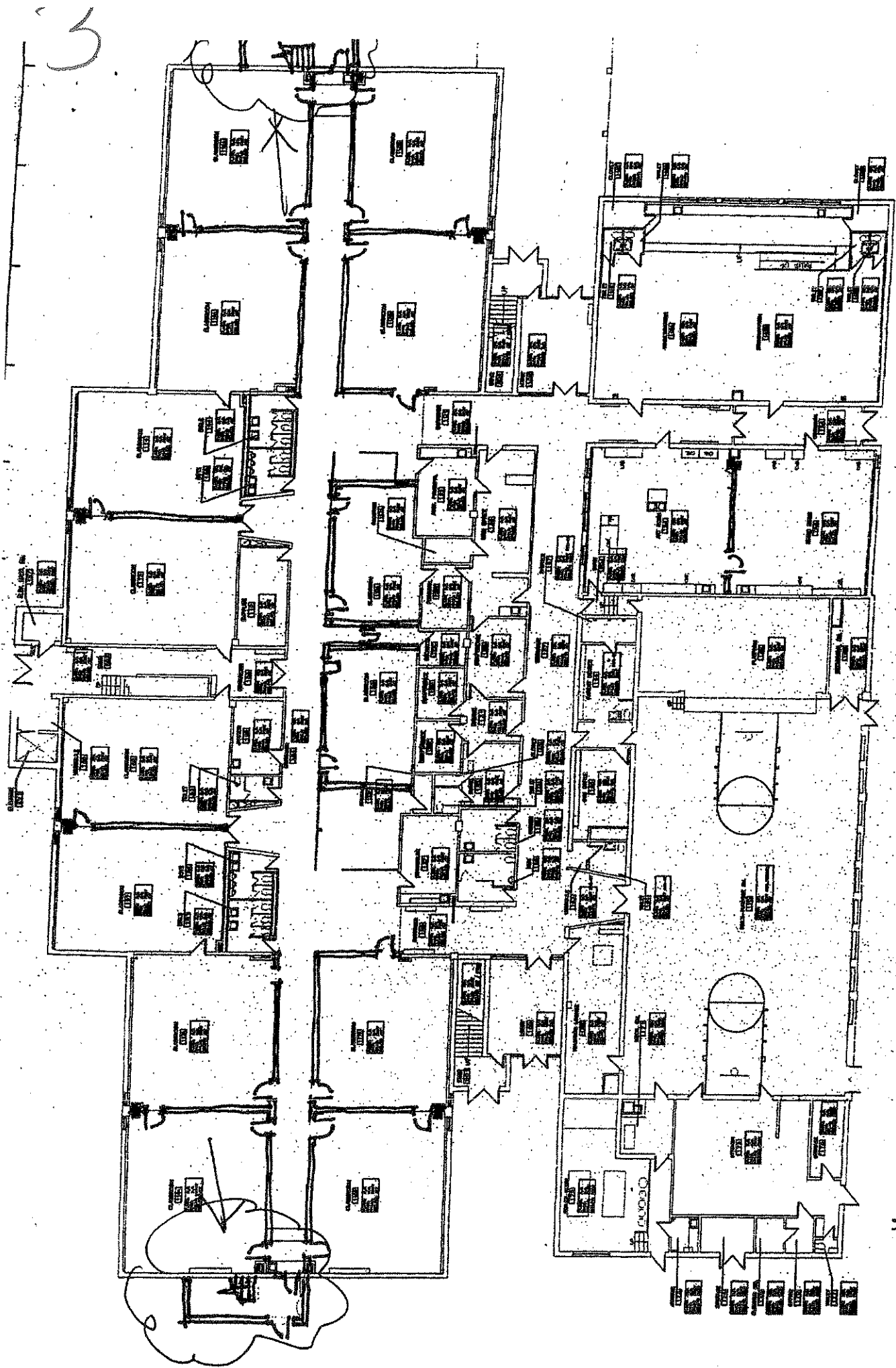
Modify HVAC system as required to accommodate new classroom and library configuration.

PAGE 1 OF 2

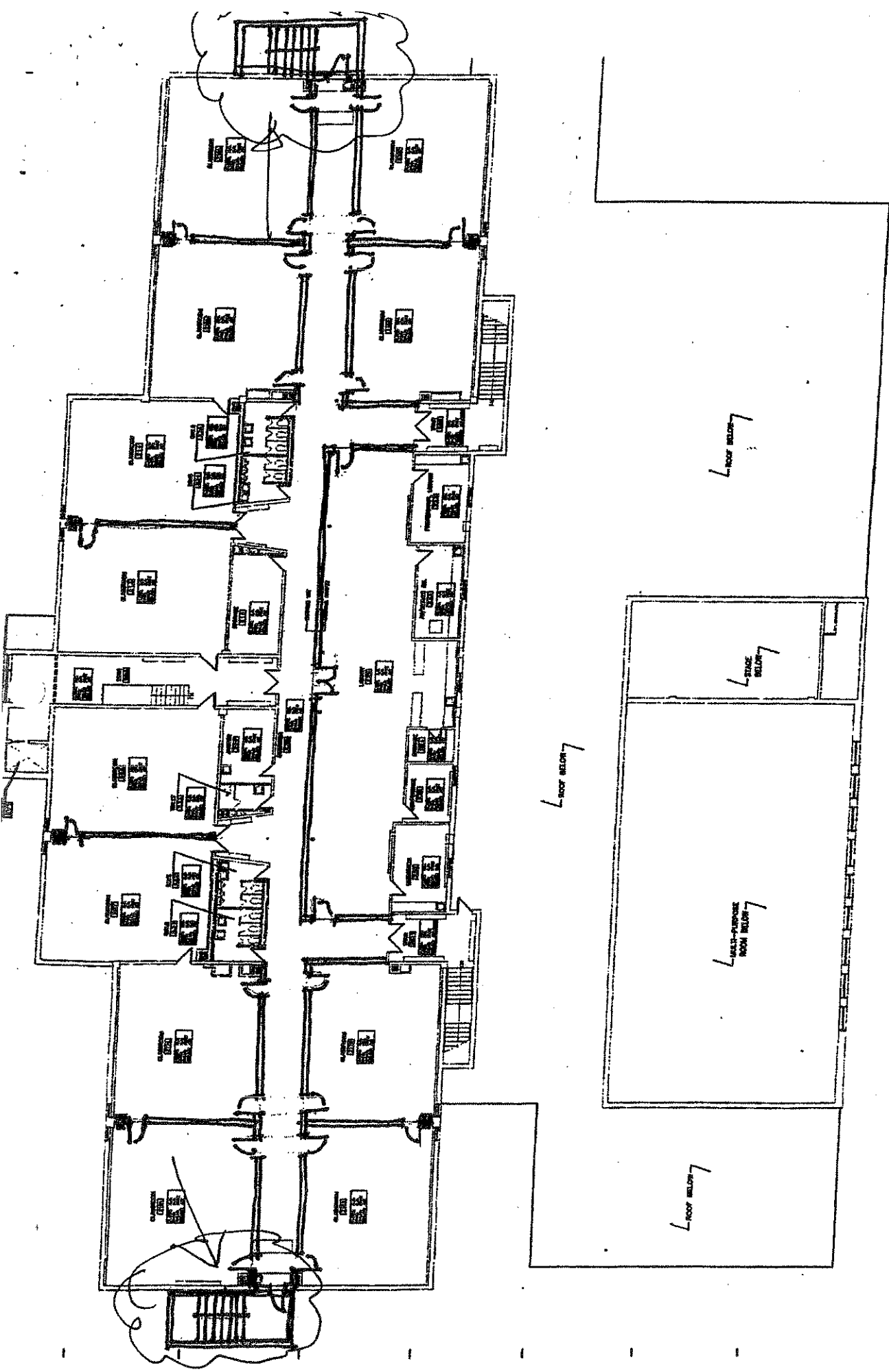
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NOV 22 2004

GILBANE JOB
NO. 3387



HIGHLAND GIRLS' HIGH ELEMENTARY SCHOOL - FIRST FLOOR (PROTECTION DIAGRAM)



HIGHLAND GOFFE PARK ELEMENTARY SCHOOL - SECOND FLOOR (PARTITION DIAGRAM)

4 Telephone
(603) 474-3400

Committee on Public Schools
4/26/05
(603) 474-7118
Public
School Facilities
Improvement Project

Charles P. Blouin, Inc.

INDUSTRIAL HVAC • SHEET METAL CONTRACTORS

203 NEW ZEALAND ROAD • P.O. BOX 2690 • SEABROOK, NH 03874

APR 26 2005

Received
Program Management

Office

April 25, 2005

Gilbane Building Company
220 South Jewett Street
Manchester, NH 03103

Attn: Mr. Chad Weathers

Re: Memorial High School
Replacement Boilers

Gentlemen,

We are pleased to quote you a price of \$297,678.00 to furnish and install (2) Cleaver-Brooks Model CBLE-300-125 16, Hot Water Boilers. Boilers shall be dual fuel, gas or #2 oil.

Proposed boilers are low Nox rated for 60 ppm. Low Nox boilers rated for 30 ppm can be provided for an additional cost of \$19,950.00.

Our quotation includes, but is not limited to, the following:

- Furnish (2) new boilers
- Removal of existing boilers
- All necessary hoisting and rigging
- Pipe, valves and fittings
- Pipe Insulation
- Modifications / Removal of existing boiler breeching & associated insulation
- Furnish and install new double wall breeching up to existing chimney
- Water meter for chemical treatment

RECEIVED

APR 25 2005

**GILBANE JOB
NO. 3387**

We do not include the following:

Premium Time
Quick Ship Charges
Asbestos Abatement
Electrical Power Wiring
Interlock Control Wiring
Permits, fees or licenses

Please be advised that lead time for boiler procurement is 10 weeks after submittal approval.

Charles P. Blouin, Inc. and its subcontractors, can only proceed with this extra work if we are given assurances that the liquidated damaged clause outlined in the current contract will not apply.

Youngblood Company (see attached letter)	\$242,800.00
Charles P. Blouin, Inc - Field Measure & Sketch	1,360.00
Demo Breeching	3,330.00
New Double Wall Breeching	15,310.00
Installation Labor	6,240.00
Trucking	375.00
Subcontractor Supervision	<u>2,720.00</u>
Sub Total	\$272,135.00
Charles P. Blouin, Inc Self Performed margin	2,934.00
Subcontractor Margin	12,140.00
Warrantee Reserve	6,070.00
Bond Premium	<u>4,399.00</u>
Total	\$297,678.00

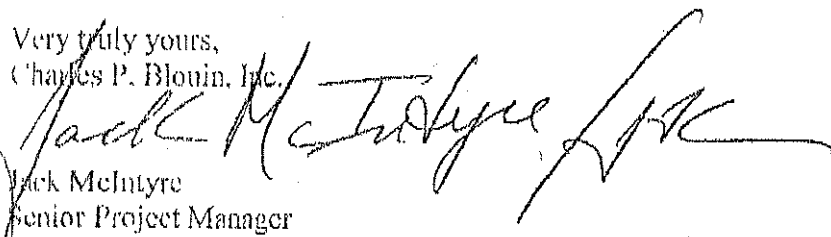
Please note that should you elect to proceed with this work an expeditious submittal and approval process would result in the boilers arriving at Memorial High School in early August.

If you have any questions regarding our quotation please contact the undersigned at this office.

4

I thank you for the opportunity to quote this work.

Very truly yours,
Charles P. Blouin, Inc.



Jack McIntyre
Senior Project Manager

cc: Joseph F. Cullen II, Charles P. Blouin, Inc.
John Norris, Youngblood Company

enc: Youngblood Company letter dated 4/22/05

Youngblood Co., Inc.**PROPOSED CHANGE ORDER**

No. 00016

32 Ashland Street
Haverhill, MA. 01830Phone: 978-373-5607
Fax: 978-521-1572

TITLE: Memorial: Boiler replacement

DATE: 4/22/2005

PROJECT: Manchester Schools

JOB:

TO: Attn: Jack McIntyre
CP Blouin

CONTRACT NO: 6

RE:

To:

From:

Number:

DESCRIPTION OF PROPOSAL

This proposal is to remove the 2 existing boilers at Memorial High School and replace them with 2 Cleaver Brooks CBLE-300-125# Hot Water Boilers. These boilers will be equipped to operate on either gas or #2 oil. The boiler will be equipped with a low emission design and rated for 60 ppm NOx. If it is required to reduce the emission to 30ppm, there is an add of \$500.00 for each boiler.

This price includes the following:

2- Cleaver Brooks boilers as indicated

removal of the existing boilers

all necessary pipe and fittings and labor for a complete installation

A water reactor for the chemical treatment is included

Pipe insulation

This pricing is based on using the existing oil pump system along with the oil pumps that come with the boilers.

Not included in this price:

Abatement of any asbestos

Any power wiring or control wiring

Any rework necessary on the breeching

Any liquidated damages if this change order is not complete by the beginning of school. The boilers are 10 weeks after approval.

Item	Description	Stock#	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	300HP Cleaver Brooks boilers		2.000		\$94,750.00	0.00%	\$0.00	\$193,500.00
00002	Material		1.000		\$11,800.00	0.00%	\$0.00	\$11,800.00
00003	Labor for the installation		1.000		\$19,000.00	0.00%	\$0.00	\$19,000.00
00004	Rigging		1.000		\$17,000.00	0.00%	\$0.00	\$17,000.00
00005	Start up		1.000		\$1,500.00	0.00%	\$0.00	\$1,500.00

Unit Cost: \$242,800.00

Unit Tax: \$0.00

Unit Total: \$242,800.00

APPROVAL:

By: _____

John Norris

By: _____

Jack McIntyre

Date: _____

Date: _____

HSP-11000-00

5

LeBlond-Kang, Paula

From: Rioux, Monique [Monique.Rioux@dmjmharris.com]
Sent: Thursday, April 28, 2005 3:29 PM
To: LeBlond-Kang, Paula
Subject: JSBC - additional information requested - Beech Street

As requested by the Joint School Building Committee, please find the attached estimate for the design/construction of demising partitions for Beech Street Elementary School.

Thanks Paula.

-Monique
DMJM
603.644.0410

4/29/2005

Manchester
School Facilities
Improvement Project

FEB 22 2005

Received
Program Management

Office

Gilbane

Memo

To: Allan Jefferson
From: Kevin Foley
Date: 2/18/05
Re: Beech Street Wall Construction
CC: Ken Cornwell

Allen,

In response to your request for pricing of classroom walls, Bulletin number 00002 for Beech Street Elementary School we submit our preliminary estimate (attached).

I wish to stress this estimate is preliminary in nature, engineering and architectural work needs to be done to allow us to refine our estimate.

Our attached estimate includes a twelve thousand dollar allowance for engineering work we need to add the architects fee to this number. His price was received after our estimate.

Estimated Cost	\$ 948,070
Engineering Fee	\$ 12,000
Architects Fee	<u>\$ 57,750</u>
Total	\$ 1,017,820



Manchester Schools

Summary Report

Beech St Elementary

Printed 1/31/2005

Concept Estimate - Walls @ Open Classrooms

Produced 1/31/2005

01000 Gen. Requirements/Site Services	33,400.00 SF	1.50 /SF	50,100
01500 Demolition	33,400.00 SF	2.67 /SF	89,125
02000 Site Construction	33,400.00 SF	0.54 /SF	18,175
03000 Concrete	33,400.00 SF	0.69 /SF	23,000
04000 Masonry	33,400.00 SF	0.74 /SF	24,650
05000 Metals	33,400.00 SF	0.43 /SF	14,450
06000 Carpentry	33,400.00 SF	0.41 /SF	13,570
07000 Thermal and Moisture Protection	33,400.00 SF	0.71 /SF	23,720
08000 Doors and Windows	33,400.00 SF	1.64 /SF	54,700
09000 Finishes	33,400.00 SF	7.11 /SF	237,550
10000 Specialties	33,400.00 SF	1.60 /SF	53,408
12000 Furnishings	33,400.00 SF	0.03 /SF	1,000
14000 Elevators	33,400.00 SF	/SF	
15300 Fire Protection	33,400.00 SF	/SF	
15400 Plumbing	33,400.00 SF	0.14 /SF	4,500
15500 HVAC	33,400.00 SF	0.37 /SF	12,500
16000 Electrical	33,400.00 SF	2.45 /SF	81,700

Estimate Totals

	702,148	702,148	
Design Contingency - 15%	105,322		15.000 %
CM Contingency - 5%	40,374		5.000 %
CM Supervision - 13 weeks	30,000		3.538 %
CM GC's, Fee, Insur. - 8%	70,227		8.000 %
	245,923	948,071	
Architect Design/CA Fees - TBD			
Engineer Design/CA Fees -Allow	12,500		1.318 %
Total	960,571	28.760 /sqft	



Manchester Schools

Beech St Elementary

Concept Estimate - Walls @ Open Classrooms

Detail Report

Printed 1/31/2005

Produced 1/31/2005

01000 Gen. Requirements/Site Services

SITE SERVICES

Site Services

Temporary Road	Excl		
Misc General Requirements	33,400.00 sf	1.50 /sf	50,100
Site Services	33,400.00 Sf	1.50 /Sf	50,100
SITE SERVICES	33,400.00 SF	1.50 /SF	50,100
01000 Gen. Requirements/Site Services	33,400.00 SF	1.50 /SF	50,100

01500 Demolition

BUILDING DEMOLITION

Selective Building Demolition

Saw Cut/Remove @new openings to stairs	1.00 Locs	2,000.00 /Locs	2,000
Remove & Dispose Folding Partitions	1,050.00 Lnft	35.00 /Lnft	36,750
Remove & Store Ceiling Tile	7,500.00 Sqft	1.00 /Sqft	7,500
Remove & Dispose Flooring	7,500.00 Sqft	0.75 /Sqft	5,625
Allow for Moving / Protecting @Classrms	24.00 Locs	250.00 /Locs	6,000
Allow for Moving / Protecting @Library	1.00 Locs	500.00 /Locs	500
Gut Demolition of Basement Locker Space	3,075.00 Sqft	10.00 /Sqft	30,750
Allow for Floor Prep	Excl		
Selective Building Demolition	33,400.00 Sf	2.67 /Sf	89,125

HAZMAT Abatement

Haz Mat Abatement Allowance

BUILDING DEMOLITION	33,400.00 SF	2.67 /SF	89,125
01500 Demolition	33,400.00 SF	2.67 /SF	89,125

02000 Site Construction

SITE PREPARATION

Site Demolition

Sawcut / demo pavement @1 stairtower	1.00 Ls	2,500.00 /Ls	2,500
Site Demolition	33,400.00 SF	0.08 /SF	2,500

Site Earthwork

Excavate for stairtower footings / slab	300.00 cy	12.00 /cy	3,600
Backfill Foundation Walls - native fill	100.00 cy	15.00 /cy	1,500
Backfill Foundation Walls - borrow fill	100.00 cy	25.00 /cy	2,500
Haul Offsite Material	200.00 cy	15.00 /cy	3,000
Gravel fill at Footings / Slabs	15.00 cy	25.00 /cy	375
Fine Grade fill @Stair Footings / slab	200.00 sf	1.00 /sf	200



Manchester Schools

Beech St Elementary

Concept Estimate - Walls @ Open Classrooms

Detail Report

Printed 1/31/2005

Produced 1/31/2005

Site Earthwork	33,400.00 SF	0.34 /SF	11,175
SITE PREPARATION	33,400.00 SF	0.41 /SF	13,675
SITE IMPROVEMENTS			
Roadways			
Patch Paving - allow	200.00 sf	2.50 /sf	500
Roadways	33,400.00 Sf	0.02 /Sf	500
Pedestrian Paving			
Exterior Pads @Egress / Entry - allow	1.00 Ls	2,000.00 /Ls	2,000
Pedestrian Paving	33,400.00 Sf	0.06 /Sf	2,000
Landscaping			
Clean-up/ restore any disturbed lawn	1.00 allo	2,000.00 /allo	2,000
Landscaping	33,400.00 Sf	0.06 /Sf	2,000
SITE IMPROVEMENTS	33,400.00 SF	0.14 /SF	4,500
02000 Site Construction	33,400.00 SF	0.54 /SF	18,175
03000 Concrete			
FOUNDATIONS			
Standard Foundations			
CIP Concrete Footings	15.00 cy	350.00 /cy	5,250
CIP Concrete Walls	25.00 cy	600.00 /cy	15,000
CIP Concrete Slab on Grade	4.00 cy	275.00 /cy	1,100
CIP Fill @Metal Pan Stairs / Landings	22.00 risr	75.00 /risr	1,650
Standard Foundations	33,400.00 Sf	0.69 /Sf	23,000
FOUNDATIONS	33,400.00 SF	0.69 /SF	23,000
03000 Concrete	33,400.00 SF	0.69 /SF	23,000
04000 Masonry			
EXTERIOR CLOSURE			
Exterior Wall Construction			
Rebar @ CMU Cores	1.00 ton	1,850.00 /ton	1,850
Exterior Wall Construction	33,400.00 Sf	0.06 /Sf	1,850
Partitions			
Face Brick - Standard Size - Running Bond	500.00 sf	24.00 /sf	12,000
8" CMU - @ Stairtowers - fully grouted	720.00 sf	15.00 /sf	10,800
Partitions	33,400.00 Sf	0.68 /Sf	22,800
EXTERIOR CLOSURE	33,400.00 SF	0.74 /SF	24,650



Manchester Schools

Beech St Elementary

Concept Estimate - Walls @ Open Classrooms

Detail Report

Printed 1/31/2005

Produced 1/31/2005



04000 Masonry	33,400.00 SF	0.74 /SF	24,650
05000 Metals			
SUPERSTRUCTURE			
Roof Construction			
Allow for Struct Stl @ Stairtowers	excl		
Metal Roof deck @ Stairtowers	200.00 sqft	5.00 /sqft	1,000
Misc Lintels @ new opening - allow	150.00 lbs	3.00 /lbs	450
Allow for structural upgrades	Excl		
Roof Construction	33,400.00 Sf	0.04 /Sf	1,450
SUPERSTRUCTURE	33,400.00 SF	0.04 /SF	1,450
ROOFING			
Roofing Systems			
Floor Expansion Assemblies	40.00 lf	50.00 /lf	2,000
Roofing Systems	33,400.00 Sf	0.06 /Sf	2,000
ROOFING	33,400.00 SF	0.06 /SF	2,000
STAIRWAYS			
Misc. & Ornamental Metals			
Mtl Strs-4'-6", w/rails - 2 loc, 1 flight ea	22.00 riser	500.00 /riser	11,000
Misc. & Ornamental Metals	33,400.00 Sf	0.33 /Sf	11,000
STAIRWAYS	33,400.00 SF	0.33 /SF	11,000
05000 Metals	33,400.00 SF	0.43 /SF	14,450

06000 Carpentry

ROOFING

Roofing Systems

PT Roof Blocking

60.00 lf	12.00 /lf	720
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Roofing Systems

33,400.00 Sf	0.02 /Sf	720
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ROOFING

33,400.00 SF	0.02 /SF	720
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INTERIOR CONSTRUCTION

Partitions

Misc Rough Carpentry / Blocking

33,400.00 sf	0.25 /sf	8,350
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Partitions

33,400.00 Sf	0.25 /Sf	8,350
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Doors / Frames / Hardware

Blocking 2x4 Int Doors

750.00 lf	6.00 /lf	4,500
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Doors / Frames / Hardware

33,400.00 Sf	0.14 /Sf	4,500
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Specialties

Shelving Allowance @ Library

excl



Manchester Schools

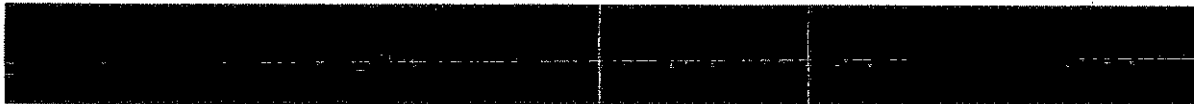
Detail Report

Beech St Elementary

Printed 1/31/2005

Concept Estimate - Walls @ Open Classrooms

Produced 1/31/2005



Specialties

Cabinets @classrooms

excl

INTERIOR CONSTRUCTION

33,400.00 SF

0.39 /SF

12,850

06000 Carpentry

33,400.00 SF

0.41 /SF

13,570

07000 Thermal and Moisture Protection

SUPERSTRUCTURE

Floor Construction

Spray Fireproofing

excl

Firestopping

33,400.00 sqft

0.35 /sqft

11,690

Floor Construction

33,400.00 Sf

0.35 /Sf

11,690

SUPERSTRUCTURE

33,400.00 SF

0.35 /SF

11,690

EXTERIOR CLOSURE

Exterior Wall Construction

Rigid Insulation/Dampproof @ Found Wall

480.00 sf

3.50 /sf

1,680

Rigid Insulation/Dampproof @ CMU Wall

720.00 sf

5.00 /sf

3,600

Metal Siding

excl

Exterior Caulking

1.00 ls

1,000.00 /ls

1,000

Exterior Wall Construction

33,400.00 Sf

0.19 /Sf

6,280

EXTERIOR CLOSURE

33,400.00 SF

0.19 /SF

6,280

ROOFING

Roofing Systems

Roof Expansion Assemblies

20.00 lf

50.00 /lf

1,000

Allow Membrane Roof @Stairs

200.00 sf

12.50 /sf

2,500

Roofing Systems

33,400.00 Sf

0.11 /Sf

3,500

ROOFING

33,400.00 SF

0.11 /SF

3,500

INTERIOR FINISHES

Misc. Finishes

Interior Caulking - door frames

1,500.00 lnft

1.50 /lnft

2,250

Misc. Finishes

33,400.00 Sf

0.07 /Sf

2,250

INTERIOR FINISHES

33,400.00 SF

0.07 /SF

2,250

07000 Thermal and Moisture

33,400.00 SF

0.71 /SF

23,720

Protection

08000 Doors and Windows

EXTERIOR CLOSURE

Exterior Glazing Systems

Alum Windows Fixed (2 per stair, 6' x 5')

excl

Exterior Doors / Frames / Hardware

1.00 ea

3,000.00 /ea

3,000



Manchester Schools

Beech St Elementary

Concept Estimate - Walls @ Open Classrooms

Detail Report

Printed 1/31/2005

Produced 1/31/2005

Exterior Glazing Systems	33,400.00 Sf	0.09 /Sf	3,000
EXTERIOR CLOSURE	33,400.00 SF	0.09 /SF	3,000

INTERIOR CONSTRUCTION

Doors / Frames / Hardware

HM Welded Frames	44.00 ea	250.00 /ea	11,000
Wood Door - Hardwood Veneer	44.00 ea	400.00 /ea	17,600
Hardware Sets - installed (Interior Doors)	44.00 ea	525.00 /ea	23,100
Doors / Frames / Hardware	33,400.00 Sf	1.55 /Sf	51,700

Interior Glazing Systems

Borrowed Lites / Sidelites	excl		
INTERIOR CONSTRUCTION	33,400.00 SF	1.55 /SF	51,700
08000 Doors and Windows	33,400.00 SF	1.64 /SF	54,700

09000 Finishes

INTERIOR CONSTRUCTION

Partitions

8" CMU Interior Walls - Allow @Basement	1.00 Allo	5,000.00 /Allo	5,000
Interior Partitions, GWB - 20 ga std ASB bd	1,420.00 Lnft	100.00 /Lnft	142,000
Patch existing GWB - allow crew of 2	160.00 Mnhr	75.00 /Mnhr	12,000
Partitions	33,400.00 Sf	4.76 /Sf	159,000

Doors / Frames / Hardware

Interior Paint Door & Frames	44.00 ea	100.00 /ea	4,400
Doors / Frames / Hardware	33,400.00 Sf	0.13 /Sf	4,400
INTERIOR CONSTRUCTION	33,400.00 SF	4.89 /SF	163,400

INTERIOR FINISHES

Wall Finishes

Interior Paint - Wall - GWB - Latex	25,000.00 sf	0.75 /sf	18,750
Wall Finishes	33,400.00 Sf	0.56 /Sf	18,750

Floor Finishes

Ceramic Tile - no work @Toilets	Excl		
Patch VCT Tile - allow 2 sqft per lnft wall	3,000.00 sf	4.00 /sf	12,000
New stairs treads/risers	22.00 rise	75.00 /rise	1,650
Allow for new flooring @Basement Storage/Offices	3,100.00 sf	4.00 /sf	12,400
Allow carpet @library	excl		
Floor Finishes	33,400.00 Sf	0.78 /Sf	26,050

Base Finishes

Vinyl Cove Base 4" - @new walls	2,900.00 lf	1.50 /lf	4,350
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Manchester Schools
Beech St Elementary

Concept Estimate - Walls @ Open Classrooms

Detail Report

Printed 1/31/2005

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Base Finishes	33,400.00 Sf	0.13 /Sf	4,350
Ceiling Finishes			
ACT Ceiling Tile - new @ 20% of removed	1,500.00 sf	3.00 /sf	4,500
ACT Ceiling Tile - re-install existing removed	6,000.00 sf	1.00 /sf	6,000
ACT Ceiling Tile / Grid @Stairs	200.00 sf	3.00 /sf	600
Allow for new ceiling @Basement Storage/Offices	3,100.00 sf	4.00 /sf	12,400
Paint Stairwells	1.00 Flt	1,500.00 /Flt	1,500
Ceiling Finishes	33,400.00 Sf	0.75 /Sf	25,000
INTERIOR FINISHES	33,400.00 SF	2.22 /SF	74,150
09000 Finishes	33,400.00 SF	7.11 /SF	237,550

10000 Specialties

INTERIOR CONSTRUCTION

Specialties

White Boards	1,536.00 sf	17.50 /sf	26,880
Tackboards	1,152.00 sf	14.00 /sf	16,128
Lockers - Single Tiers	24.00 ea	225.00 /ea	5,400
Fire Extn. Cabinet Recessed	1.00 allo	5,000.00 /allo	5,000
Specialties	33,400.00 Sf	1.60 /Sf	53,408
INTERIOR CONSTRUCTION	33,400.00 SF	1.60 /SF	53,408

EQUIPMENT

Specialties

Projection Screens	excl		
10000 Specialties	33,400.00 SF	1.60 /SF	53,408

12000 Furnishings

FURNISHINGS

Blinds & Other Window Treatments

Window Treatment Allowance	Excl		
Floor Grilles & Mats			
Floor Mat / Frames - @stairs	1.00 loc	1,000.00 /loc	1,000
Floor Grilles & Mats	33,400.00	0.03	1,000
FURNISHINGS	33,400.00 SF	0.03 /SF	1,000
12000 Furnishings	33,400.00 SF	0.03 /SF	1,000

14000 Elevators

CONVEYING SYSTEMS

Elevators & Lifts



Manchester Schools

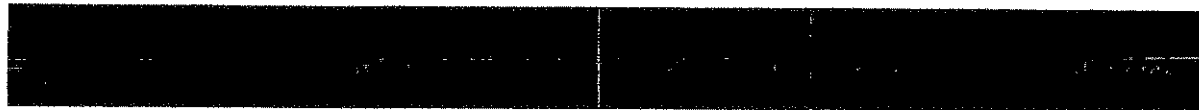
Beech St Elementary

Concept Estimate - Walls @ Open Classrooms

Detail Report

Printed 1/31/2005

Produced 1/31/2005



Elevators & Lifts

Elevators - new or refurbish

Excl

15300 Fire Protection

FIRE PROTECTION SYSTEMS

Other Fire Protection Systems

Sprinklers - New

Excl

15400 Plumbing

PLUMBING SYSTEMS

Other Plumbing Systems

Roof Drain @stairtowers

1.00 locs

2,000.00 /locs

2,000

Cut, Cap, Makesafe @basement demo

1.00 ls

2,500.00 /ls

2,500

Other Plumbing Systems

33,400.00 SF

0.14 /SF

4,500

PLUMBING SYSTEMS

33,400.00 SF

0.14 /SF

4,500

15400 Plumbing

33,400.00 SF

0.14 /SF

4,500

15500 HVAC

HVAC SYSTEMS

Distribution Systems

Cabinet Unit Heaters / Connect to exist'g (Stairs)

1.00 ea

7,500.00 /ea

7,500

Misc HVAC modifications

1.00 Allo

5,000.00 /Allo

5,000

Distribution Systems

33,400.00 SF

0.37 /SF

12,500

HVAC SYSTEMS

33,400.00 SF

0.37 /SF

12,500

15500 HVAC

33,400.00 SF

0.37 /SF

12,500

16000 Electrical

ELECTRICAL SYSTEMS

Electrical

Lighting, branch - misc. modifications/demo

1.00 allo

5,000.00 /allo

5,000

Switching - new switches/branch

25.00 locs

500.00 /locs

12,500

F.A. - allow for modifications

33,400.00 sf

0.50 /sf

16,700

New Duplex Receptacles / Branch

140.00 ea

300.00 /ea

42,000

Connection - Cabinet Unit Heaters @Stairs

1.00 ea

1,000.00 /ea

1,000

Electrical @Stairs - Allow

1.00 allo

2,500.00 /allo

2,500

Cut / Cap / Makesafe @Basement Demo

1.00 allo

2,000.00 /allo

2,000

Electrical

33,400.00 Sf

2.45 /Sf

81,700

ELECTRICAL SYSTEMS

33,400.00 Sf

2.45 /Sf

81,700

16000 Electrical

33,400.00 SF

2.45 /SF

81,700

5 D O

Gilbane
900 Elm Street
Manchester, NH 03101
Telephone 603-669-0076
Facsimile 603-669-1667



Beech Street Elementary School
Manchester, NH
Conceptual Estimate
January 31, 2005

General Overview

Renovations include the installation of demising partitions to for the conversion of existing open classroom areas at each floor of the building into 23 individual classrooms; 9 on the first floor, and 14 on the second floor. In addition, renovations in the basement include conversion of food storage to a classroom, with relocation of food storage to where current media storage is located. Extensive demolition of the existing locker rooms and conversion into teacher storage /work rooms is also included.

New Construction includes one new egress stairwell, from the basement to grade (single story above grade). The location / logistics of this stairwell are not yet know.

Stairs

1. We have included a new single story stairway to provide additional egress from basement. Foundations include basement foundation walls bearing on a continuous strip footing. No unusual soil conditions or utility relocations are included.
2. Stair walls will be brick veneer to match existing, with load bearing masonry walls as back-up. No windows are included.
3. The Stair tower roof will be steel joists with galvanized metal deck. Roofing is mechanically fastened EDPM.
4. Stairway to be metal pan with concrete filled treads and landings, and finished with new raised disk rubber flooring.
5. Door at the egress stairwells are Aluminum Storefront.
6. For Heat at the stairss we have allowed one hot water cabinet unit heater. This includes piping back to a source, which we assume would be at adjacent classrooms.
7. New Electrical branch is extended into the stairs from existing panels to provide lighting, which will be standard fluorescent fixtures.

Interior Renovations

1. Interior openings include hollow metal welded frame with wood veneer door. Sidelights or borrowed lights are not included.

- 5
2. Wall construction shall be 20 gauge steel stud and reinforced GWB. All partitions are carried full height to deck where required for rating. Firestopping at partition heads is included.
 3. On the second floor, a new demising partition will be installed to separate the library from the open corridor.
 4. Shelving at the library is excluded.
 5. Ceilings are existing to remain, with remove and replace at the partition locations only. An allowance to replace 20% of the tile is included.
 6. Floor finishes shall be existing to remain, with protection of existing carpet (library), and vinyl composition tile in classrooms. An allowance to patch with new tile at partition locations is included.
 7. Vinyl base is existing to remain throughout, with new vinyl base on the new partitions.
 8. Walls shall be painted, both new and existing.
 9. Each classroom includes 16 lf of marker board, 12 lf of tack board and a projection screen (28 locations).
 10. Lighting is existing to remain, with new switching provided to match the classroom configuration. Branch will be removed and replaced as required for this switching. New duplex receptacles are included every 10 lineal feet of new wall in the corridors, with two per new wall within each classroom and in library.
 11. An allowance for fire alarm system modification/extension is included.
 12. Television and building communication systems including telephone system, intercom systems, clocks, timing devices and data networking , as presently installed in the building, are to remain. No extension or modification of these systems is included.
 13. Demolition of the existing sinks / plumbing lines at the basement locker room renovations. At the stairtower we have included one new roof drain; no other plumbing work is anticipated or included.
 14. The existing building is not sprinklered; no new sprinklers are included in this estimate.
 15. The existing HVAC system is to remain; no significant modification is anticipated or included for the hard partition installation. We have included an allowance for limited manhours to cover some modification of diffusers or branch duct, if required.

End of Document



February 21, 2005
Date

2326.42; #021
Proposal Number

Lavallee/Brensinger P.A.
Manchester Public Schools Project
Additional Services Authorization Form

As provided for in the primary Agreement between, **Lavallee/ Brensinger P.A. and Gilbane Properties**
Dated; April 28, 2003.

For the Project: Design and Construction of City wide Schools Renovations and Additions Programs.

Authorization is being requested (check one):

- ☒ To proceed with Additional Services.
☐ To proceed with revisal scope of Basic Services.
☐ To incur reimbursable expenses.
☐ Other:

The scope of which is described as follows:

Beech Street Elementary School – RFC: Classroom Renovation

Provide Architectural and Structural Engineering design phase, construction phase, and record documents
services for the project scope as identified on the attached document from DMJM: Bulletin #00002",
dated, 1/10/05. (scope does not include HVAC equipment structural support design)

☐ Compensation will be on an **Hourly Fee plus Reimbursables** basis, as provided for in the primary agreement.

☒ Compensation will be a **Fixed Fee plus Reimbursables.**
Lump sum of \$57,750

The following parties agree to the above terms:

Lavallee/ Brensinger P.A.

Gilbane Properties

By: 

By: _____

Print Name: Dale E Doller, AIA

Print Name: _____

Title: Project Manager

Title: _____

Date: 2/21/05

Date: _____

5

222 South Jewett Street
Manchester, NH 03103

Phone: 603.644.0410

TITLE: RFC: Classroom Renovation**DATE:** 1/10/2005**PROJECT:** 310 - Beech Street Elementary School**JOB:****RECEIVED****TO:** Attn: Ken Cornwell
Gilbane Building Company
220 South Jewett St.
Manchester, NH 03103
Phone: (603)644-3313 Fax: (603) 644-3315**STARTED:** JAN 10 2005
COMPLETED: GILBANE JOB
REQUIRED: NO. 3387

Renovations include the installation of demising partitions to for the conversion of existing open classroom areas to individual classrooms; 9 on the first floor (inclusive of a partial division of the kindergarten classrooms); 14 on the second floor (inclusive on one smaller half-size artroom); and basement work inclusive of conversion of existing locker rooms to storage rooms/teacher work rooms; and the conversion of the media storage to food storage and the food storage room into a classrooms (1 total).

On the second floor, a new demising partition will be installed to separate the library from the open corridor. Shelving capable of accommodating existing program requirements shall also be provided.

Wall construction shall be 20 gauge steel stud and reinforced GWB. Ceilings shall be an acoustic panel and suspended grid system. Floor finishes shall be carpet (library), and vinyl composition tile in classrooms and at 'wet areas'; vinyl base throughout; walls shall be painted. Lighting will be provided by lay-in recessed fluorescent lighting fixtures providing at minimum 50FC at desk top.

Ensure a minimum of new duplex receptacles every 10 lineal feet of wall, with a minimum of two per wall within each classroom and in library (new walls only).

Modify all existing building systems including, but not limited to, HVAC, electrical, fire alarm, lighting emergency and normal), sprinkler (where required) as required to accommodate new classroom and library configuration.

All new work installed shall be fully compliant to all applicable codes relative to required partition ratings, smoke separations, window openings for rescue, etc. Please be advised that with interior classrooms, smoke partitions and/or sprinklers may be required.

AGE 1 OF 2

Reported By: DMM

Date: _____

Signed: _____
Allan Jefferson

DMJM

BULLETIN

No. 00002

222 South Jewett Street
Manchester, NH 03103

Phone: 603.644.0410

TITLE: RFC: Classroom Renovation

DATE: 1/10/2005

PROJECT: 310 - Beech Street Elementary School

JOB:

TO: Attn: Ken Cornwell
Gilbane Building Company
220 South Jewett St.
Manchester, NH 03103
Phone: (603)644-3313 Fax: (603) 644-3315

STARTED:
COMPLETED:
REQUIRED:

Provide a new stairway (only if required by code for egress). Stairway can be interior or exterior of the existing building footprint whichever is most cost effective. Stairway to be metal pan with new raised disk rubber flooring at stairs and landings.

Provide site work necessary to execute construction and accommodate new access/egress points for new stairways including final grading and finishing, walkways, (retaining walls, drainage, etc.) as required.

Please refer to the attached diagram for conceptual scope outline. This diagram is for reference purposes only and is not intended to be a design solution.

cc Tim Clougherty, Bill Sanders

PAGE 2 OF 2

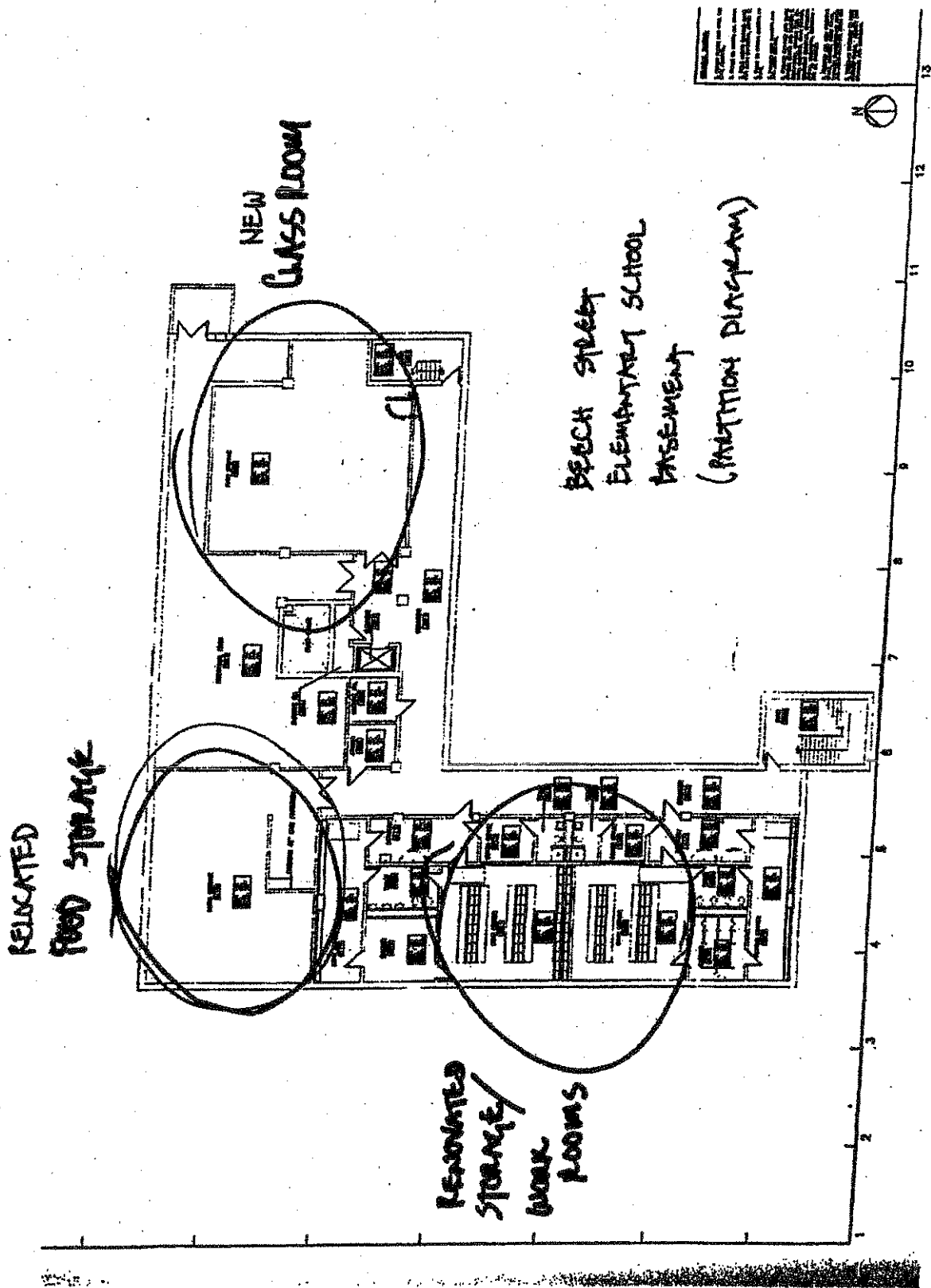
Reported By: DMJM

Signed: 

Allan Jefferson

Date: 10- January - 05

5



A1.03

SECOND FLOOR PLAN	
NO. OF FLOORS	2
NO. OF STORIES	2
NO. OF ROOMS	10
NO. OF CLASS ROOMS	10
NO. OF OFFICES	0
NO. OF LABORATORIES	0
NO. OF GYMNASIUMS	0
NO. OF CAFETERIAS	0
NO. OF RESTROOMS	0
NO. OF STORAGE ROOMS	0
NO. OF MECHANICAL ROOMS	0
NO. OF ELECTRICAL ROOMS	0
NO. OF TELEPHONE ROOMS	0
NO. OF JANUATORIES	0
NO. OF LOCKERS	0
NO. OF CHANGING ROOMS	0
NO. OF SHOWERS	0
NO. OF BATHS	0
NO. OF KITCHENS	0
NO. OF DINING ROOMS	0
NO. OF BREAKFAST ROOMS	0
NO. OF SLEEPING QUARTERS	0
NO. OF STUDENT ROOMS	0
NO. OF FACULTY ROOMS	0
NO. OF ADMINISTRATIVE ROOMS	0
NO. OF RECEPTION ROOMS	0
NO. OF WAITING ROOMS	0
NO. OF VISITOR ROOMS	0
NO. OF CONFERENCE ROOMS	0
NO. OF BOARD ROOMS	0
NO. OF COUNSELING ROOMS	0
NO. OF MUSIC ROOMS	0
NO. OF ART ROOMS	0
NO. OF SCIENCE ROOMS	0
NO. OF HISTORY ROOMS	0
NO. OF GEOGRAPHY ROOMS	0
NO. OF ENGLISH ROOMS	0
NO. OF MATHS ROOMS	0
NO. OF PHYSICS ROOMS	0
NO. OF CHEMISTRY ROOMS	0
NO. OF BIOLOGY ROOMS	0
NO. OF PSYCHOLOGY ROOMS	0
NO. OF SOCIOLOGY ROOMS	0
NO. OF POLITICAL SCIENCE ROOMS	0
NO. OF ECONOMICS ROOMS	0
NO. OF BUSINESS ADMINISTRATION ROOMS	0
NO. OF COMPUTER SCIENCE ROOMS	0
NO. OF LIBRARY ROOMS	0
NO. OF READING ROOMS	0
NO. OF STUDY ROOMS	0
NO. OF TUTORING ROOMS	0
NO. OF GROUP STUDY ROOMS	0
NO. OF INDIVIDUAL STUDY ROOMS	0
NO. OF SELF-LEARNING ROOMS	0
NO. OF OPEN-LEARNING ROOMS	0
NO. OF DISTANCE-LEARNING ROOMS	0
NO. OF ONLINE-LEARNING ROOMS	0
NO. OF MOBILE-LEARNING ROOMS	0
NO. OF HYBRID-LEARNING ROOMS	0
NO. OF FLIPPED-CLASSROOM ROOMS	0
NO. OF INVERTED-CLASSROOM ROOMS	0
NO. OF BLENDED-LEARNING ROOMS	0
NO. OF PERSONALIZED-LEARNING ROOMS	0
NO. OF ADAPTIVE-LEARNING ROOMS	0
NO. OF CUSTOMIZED-LEARNING ROOMS	0
NO. OF INDIVIDUALIZED-LEARNING ROOMS	0
NO. OF DIFFERENTIATED-LEARNING ROOMS	0
NO. OF PERSONALIZED-LEARNING ROOMS	0
NO. OF ADAPTIVE-LEARNING ROOMS	0
NO. OF CUSTOMIZED-LEARNING ROOMS	0
NO. OF INDIVIDUALIZED-LEARNING ROOMS	0
NO. OF DIFFERENTIATED-LEARNING ROOMS	0

MANCHESTER SCHOOL DESIGN BUILD
333 BEECH STREET
MANCHESTER, NEW HAMPSHIRE
BEECH ST. ELEMENTARY SCHOOL



BEECH STREET
ELEMENTARY SCHOOL
SECOND FLOOR
(PARTITION DIAGRAM)

NOTES:
1. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
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